

Memo

To: City of Rochester Hills Planning Commission

From: Michael R. Motte

Date: November 23, 2010

Re: AutoZone #4319 Rochester Hills, MI City File No. 00-041
Rear Yard Setback Reduction Request

AutoZone, Inc. is proposing to develop approximately 0.94 acres of property (Tax ID #70-15-35-226-049) located on the south side of East Auburn Road approximately 191.6 feet west of the centerline of John R. for a 6,846 Sq. Ft. AutoZone Store and associated parking.

AutoZone, Inc. respectfully requests a reduction in the rear setback distance from the Schedule of Regulations distance of 50 feet to a distance of 28 feet which is allowed with Planning Commission approval per Section 138-5.10 Footnotes to the Schedule of Regulations, Item I of the City of Rochester Hills Zoning Ordinance.

AutoZone, Inc. has determined that the proposed 6,846 Sq. Ft. building is the minimal size prototype to adequately function and serve the City of Rochester Hills market. The requested reduction in the rear setback distance will allow for the proposed building to be positioned on the site in the best manner to allow for adequate customer parking counts, safe vehicle and pedestrian circulation, required parking space locations to allow for customer access to the building entrance at the front of the store and for a shared ingress/egress easement with the adjoining property to the south.

The proposed rear yard setback reduction will be compatible with the adjoining Sherwin Williams development as they are similar uses, the properties are both currently zoned B-2 (General Business), there is ingress/egress easements for cross access between the properties as well as common storm water detention facilities that can be maintained with the proposed building location and site layout.